

KEY PARTIES	
Issuer	Leeds Building Society
Servicer	Leeds Building Society
Cash Manager	Leeds Building Society
Account Bank	Leeds Building Society
GIC Provider	Leeds Building Society
Stand-by Account Bank	Deutsche Bank AG
Stand-by GIC Provider	Barclays Bank PLC
Interest Rate Swap Provider	Leeds Building Society

ASSET COVERAGE TEST	
A	1,389,727,431
B	29,950,362
C	0
D	0
Y	15,644,299
Z	32,393,836
Total : A + B + C + D - (Y + Z)	1,371,639,658
Method used for calculating "A"	A (ii)
Asset Percentage	91.00%
Principal amount outstanding of covered bond	1,250,000,000
Issuance headroom	121,639,658
ACT Pass / Fail	PASS
Gross Overcollateralisation	22.17%

Ledgers	
Revenue Ledger	10,371,299
Principal Ledger	29,950,362
Reserve Ledger	2,323,900
Capital Account Ledger	314,949,956
Total	357,595,516
GIC Account	42,645,561
Transaction Account	0
Substitution Assets	0
Total	42,645,561

Key Events	Breached
Servicer Event of Default	No
Breach of ACT	No
Notification Event	No
Issuer Event of Default	No
LLP Event of Default	No

Portfolio Characteristics	
Total Current Balance	1,531,571,295
Number of loans	17,040
Average current balance	89,881
Wtd Avg Current LTV (Indexed)	67.4%
Wtd Avg Current LTV (Non Indexed)	64.9%
Wtd Avg Current Seasoning (in months)	32.0
Wtd Avg Interest Rate	5.18

Current Arrears Breakdown	Number	% of Total Number	Amount	% of Total Amount
Current	16,669	97.8%	1,495,792,807	97.6%
>0 <= 1 month arrears	261	1.5%	23,815,853	1.6%
>1 <= 2 month arrears	69	0.4%	7,325,067	0.5%
>2 <= 3 month arrears	20	0.2%	2,079,730	0.2%
>3 month arrears	21	0.1%	2,557,838	0.1%
Total	17,040	100.0%	1,531,571,295	100.0%

Current Arrears Breakdown (by Indexed LTV)	Number	% of Total Number	Amount	% of Total Amount
Current	11,535	67.7%	868,743,602	56.7%
>0 <= 1 month arrears <= 75% LTV	144	0.8%	10,266,495	0.7%
>1 <= 2 month arrears <= 75% LTV	26	0.1%	2,179,661	0.2%
>2 <= 3 month arrears <= 75% LTV	11	0.1%	953,903	0.1%
>3 month arrears <= 75% LTV	3	0.0%	307,471	0.0%
Current	5,134	30.1%	627,049,205	40.9%
>0 <= 1 month arrears > 75% LTV	117	0.7%	13,549,358	0.9%
>1 <= 2 month arrears > 75% LTV	43	0.3%	5,145,406	0.3%
>2 <= 3 month arrears > 75% LTV	9	0.1%	1,125,827	0.1%
>3 month arrears > 75% LTV	18	0.1%	2,250,367	0.1%
Total	17,040	100.0%	1,531,571,295	100.0%

Current LTV (Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	3,108	18.2%	104,591,608	6.8%
30 - 35 %	788	4.6%	45,628,402	3.0%
35 - 40 %	832	4.9%	54,525,929	3.7%
40 - 45 %	844	5.0%	62,151,235	4.1%
45 - 50 %	874	5.1%	70,566,920	4.6%
50 - 55 %	921	5.4%	83,151,396	5.4%
55 - 60 %	977	5.7%	93,443,762	6.1%
60 - 65 %	1,089	6.4%	110,554,838	7.2%
65 - 70 %	1,078	6.3%	118,452,712	7.7%
70 - 75 %	1,208	7.1%	139,384,330	9.1%
75 - 80 %	1,321	7.8%	156,458,163	10.2%
80 - 85 %	1,175	6.9%	136,896,148	8.9%
85 - 90 %	1,000	5.9%	122,991,371	8.0%
90 - 95 %	837	4.9%	104,007,843	6.8%
95 - 100 %	571	3.4%	74,696,808	4.9%
100% +	417	2.4%	54,069,830	3.5%
Total	17,040	100.00%	1,531,571,295	100.00%

Current LTV (Non Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	3,186	18.7%	110,392,185	7.2%
30 - 35 %	829	4.9%	49,206,486	3.2%
35 - 40 %	872	5.1%	57,988,398	3.8%
40 - 45 %	855	5.0%	64,956,255	4.2%
45 - 50 %	900	5.3%	77,223,413	5.0%
50 - 55 %	979	5.7%	87,466,470	5.7%
55 - 60 %	973	5.7%	97,357,738	6.4%
60 - 65 %	1,124	6.6%	122,186,080	8.0%
65 - 70 %	1,113	6.5%	120,605,164	7.9%
70 - 75 %	1,258	7.4%	145,960,196	9.5%
75 - 80 %	1,538	9.0%	178,968,978	11.7%
80 - 85 %	1,455	8.5%	175,737,187	11.5%
85 - 90 %	1,134	6.7%	141,885,086	9.3%
90 - 95 %	640	3.8%	78,599,874	5.1%
95 - 100 %	183	1.1%	22,920,766	1.5%
100% +	1	0.0%	117,019	0.0%
Total	17,040	100.00%	1,531,571,295	100.00%

Regional Distribution	Number	% of Total Number	Amount	% of Total Amount
East Anglia	505	3.0%	48,132,811	3.1%
East Midlands	984	5.8%	90,800,037	5.9%
Greater London	950	5.6%	157,142,578	10.3%
Northern Ireland	1,132	6.6%	93,674,808	6.1%
North	1,471	8.6%	103,985,190	6.8%
North West	1,622	9.5%	137,070,575	8.9%
Scotland	1,593	9.3%	116,686,165	7.6%
South East	1,346	7.9%	166,795,602	10.9%
South West	759	4.5%	79,741,431	5.2%
Wales	803	4.7%	65,991,477	4.4%
West Midlands	1,214	7.1%	106,788,697	7.0%
Yorkshire and Humberside	4,661	27.4%	364,761,924	23.8%
Other	0	0.0%	0	0.0%
Total	17,040	100.00%	1,531,571,295	100.00%

Occupancy Status	Number	% of Total Number	Amount	% of Total Amount
Owner Occupied	14,393	84.5%	1,302,335,549	85.0%
Buy To Let	2,647	15.5%	229,235,746	15.0%
Total	17,040	100.0%	1,531,571,295	100.0%

Property Type (Residential)	Number	% of Total Number	Amount	% of Total Amount
Flat	2,585	15.2%	232,582,042	15.2%
Semi-detached house	4,800	28.2%	402,588,414	26.3%
Detached house	2,664	15.6%	344,697,209	22.5%
Detached bungalow	622	3.7%	59,222,493	3.9%
Semi-detached bungalow	379	2.2%	26,350,944	1.7%
Terraced house	5,851	34.3%	452,522,135	29.5%
Maisonette	139	0.8%	13,608,058	0.9%
Total	17,040	100.0%	1,531,571,295	100.0%

Repayment Type	Number	% of Total Number	Amount	% of Total Amount
Repayment	9,459	55.5%	727,594,451	47.5%
Interest Only	6,028	35.4%	650,186,369	42.5%
Part & Part	1,553	9.1%	153,790,475	10.0%
Total	17,040	100.00%	1,531,571,295	100.00%

Loan Purpose	Number	% of Total Number	Amount	% of Total Amount
Purchase	8,820	51.8%	886,760,399	57.9%
Remortgage	8,220	48.2%	644,810,896	42.1%
Total	17,040	100.0%	1,531,571,295	100.0%

Borrower Status	Number	% of Total Number	Amount	% of Total Amount
Employed	13,492	79.2%	1,213,131,992	79.2%
Self Employed	2,498	14.7%	254,404,006	16.6%
Other	1,050	6.1%	64,035,297	4.2%
Total	17,040	100.0%	1,531,571,295	100.0%

Seasoning in Months	Number	% of Total Number	Amount	% of Total Amount
>0- <=12	0	0.0%	0	0.0%
>12- <=18	1,385	8.1%	129,412,813	8.4%
>18- <=24	2,528	14.8%	245,297,177	16.0%
>24- <=30	3,465	20.4%	336,522,237	22.0%
>30- <=36	3,191	18.7%	287,639,402	18.8%
>36- <=42	2,799	16.5%	246,199,605	16.1%
>42- <=48	2,571	15.1%	200,677,594	13.1%
>48- <=54	1,042	6.1%	81,124,117	5.3%
>54	59	0.3%	4,698,350	0.3%
Total	17,040	100.0%	1,531,571,295	100.0%

Mortgage Size (GBP)	Number	% of Total Number	Amount	% of Total Amount
<=30k	2,037	12.0%	39,846,826	2.6%
>30k - <=40k	1,260	7.4%	44,248,331	2.9%
>40k - <=50k	1,416	8.3%	63,750,571	4.2%
>50k - <=75k	3,668	21.5%	228,782,169	14.9%
>75k - <=100k	3,048	17.9%	264,577,246	17.3%
>100k - <=150k	3,458	20.3%	417,755,737	27.3%
>150k - <=200k	1,211	7.1%	205,746,773	13.4%
>200k - <=300k	677	4.0%	159,877,688	10.4%
>300k - <=500K	225	1.3%	82,103,510	5.4%
>500K	40	0.2%	24,882,444	1.6%
Total	17,040	100.0%	1,531,571,295	100.0%

Interest Payment Type	Number	% of Total Number	Amount	% of Total Amount
Fixed	9,170	53.8%	870,977,205	56.9%
Variable	3,272	19.2%	245,515,517	16.0%
Discount	2,216	13.0%	225,382,671	14.7%
Tracker	2,350	13.8%	186,730,640	12.2%
Tracker with Collar	0	0.0%	0	0.0%
Capped	32	0.2%	2,965,262	0.2%
Other	0	0.0%	0	0.0%
Total	17,040	100.0%	1,531,571,295	100.0%

Certification Status	Number	% of Total Number	Amount	% of Total Amount
Self-Certification	0	0.0%	0	0.0%
Income Verified	17,040	100.0%	1,531,571,295	100.0%
Total	17,040	100.0%	1,531,571,295	100.0%